



2a Shaftesbury Road

Cheadle Heath, Stockport, SK3 0SG

- EXCITING OPPORTUNITY
- SELF CONTAINED APARTMENT & FORMER SHOP WITH LIVING SPACE
- POTENTIAL FOR 2 RESIDENTIAL UNITS OR 3 BED SEMI

Offers In Excess Of £200,000

EPC Rating '61'





Property Description

EXCITING OPPORTUNITY

An exciting opportunity to acquire a former retail unit with rooms behind and a self contained apartment above. Within this popular residential area, this corner property could become a complete residential unit and enjoy a new life as a 3 bed semi detached home or two self contained apartments (subject to consents). Internally, there is over 1000 sq ft of floor area and if a family home is the direction of travel, then the incorporation of the ground floor retail space will allow upstairs to provide three bedrooms. Externally the property benefits from sizeable frontage forecourt. Gardens to the side and rear.

Altogether an exciting proposition for those looking for investment and development opportunity at a realistic price!

This popular residential area benefits from a wonderfully convenient location, with local schools, leisure centre and supermarkets on the doorstep. The motorway is less than a mile away, the main Manchester to London rail line is a short distance away, whilst the international airport is just



over six miles away.

Important note: Potential buyers should establish beforehand whether their preferred lender will make an advance on this purchase.

GROUND FLOOR

FRONT ROOM

17' 4" x 13' 8" (5.28m x 4.17m) Maximum measurements. Double glazed windows to front and side elevations, canopied entrance with pvc double glazed entrance door. Radiator. Doorway to potential dining room, further door to inner hall.



HALLWAY

Access to steps down to the basement cellar. Door giving access to the hallway of the apartment above

DINING ROOM

10' 7" x 6' 2" (3.23m x 1.88m) Double glazed window to the side elevation, open to kitchen area. Base units and shelving. Currently used as a food preparation room. Door to the utility room.

KITCHEN

9' 8" x 9' 0" (2.95m x 2.74m) Tiled floor, double glazed window to rear of the property, door to downstairs washroom and rear garden. Currently used as utility room houses a single drainer stainless steel sink unit with mixer tap and cupboard below, work surfaces and shelving.



UTILITY

8' 7" x 6' 6" (2.62m x 1.98m) Double drainer stainless steel sink unit with mixer tap, cupboard below. Work surfaces, wash hand basin. Open to former dining room

WASHROOM

Pedestal wash hand basin. Inner hallway with door to back garden. Door to separate WC. with low level WC; Double glazed window to the side elevation, wall mounted Mains Multipoint boiler.



BASEMENT

CHAMBER ONE

12' 12" x 10' 5" (3.96m x 3.18m) Open access to chamber two

CHAMBER TWO

14' 1" x 5' 2" (4.29m x 1.57m) Steps down from ground floor, open access to chamber one

FIRST FLOOR APARTMENT

ENTRANCE HALL

Private ground floor entrance. Pvc double glazed entrance door, double glazed window with obscure glass, lobby area, stairs to first floor apartment. Door giving access to the former commercial ground floor premises.

LOUNGE

11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to the front elevation, central heating radiator

KITCHEN

7' 8" x 5' 9" (2.34m x 1.75m) Fitted kitchen with a range of modern units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap. Base, drawer and eye level units. Recess for an under unit fridge/freezer. Built in Neve electric oven, four ring gas hob with extractor over. Work surfaces with tiled splashbacks. Double glazed window to the front elevation, central heating radiator, loft access hatch.

BEDROOM

12' 5" x 10' 6" (3.78m x 3.2m) Double bedroom. Double glazed window to the rear elevation, central heating radiator, fitted bedroom furniture. Biasi boiler

SHOWER ROOM

7' 8" x 6' 9" (2.34m x 2.06m) Modern white suite comprising: shower cubicle with Aquatronic shower, pedestal wash hand basin, low level WC. Plumbed for an automatic washing machine. Fully tiled walls, double glazed window with obscure glass to the rear elevation, central heating radiator, electric chrome heated towel rail. Built in storage cupboard

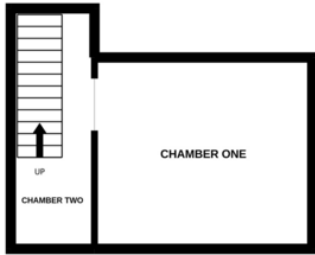
OUTSIDE

Large tarmac forecourt to the front and side of the property which the current owners use for parking two cars. Side gate area giving access to the rear garden. Small front garden area to the apartments private entrance

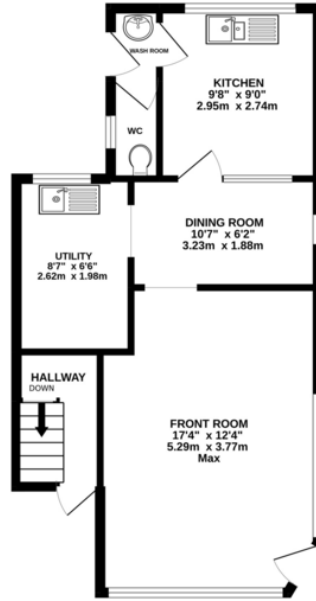
REAR AND SIDE

Enclosed, predominantly lawned garden with numerous plants, shrubs and fruit trees. Double timber gates and fenced and hedge boundaries, gate to front elevation.

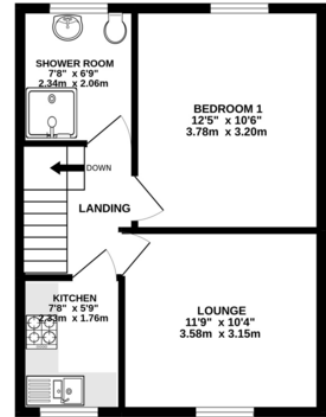
BASEMENT
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		

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